

MEMORANDUM

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| Prepared By: | Brian Stephenson, PE |
| Subject: | Kings Beach Commercial Core Improvement Project – Landscaping |
| Date: | February 13, 2007 |

Construction activities during the Kings beach Commercial Core Improvement Project will create several areas where re-vegetation with planned landscaping is possible. The purpose of this memorandum is to identify various candidate areas and discuss landscaping and beautification options.

Non-Caltrans Right of Way Landscaping

Areas that can be landscaped at the discretion of the County are shown on Exhibit N in *Candidate Landscaping Areas*. These areas will not be subject to maintenance agreements with the State and can be planned to meet landscaping or aesthetic goals of the region.

Caltrans Right of Way Landscaping

Landscaping areas within the Caltrans right of way would provide a visual benefit to the region as these areas are viewed by the pedestrians, bicyclists and motorists traveling through the areas. The County would be required to enter into a 20 year maintenance agreement, and a 3 year plant establishment agreement for these areas.

Roundabouts

The locations of the roundabouts are shown in Exhibit N. The centers of the roundabouts are the location best suited for landscaping. \$150,000 has been added to the project costs for the landscaping. The final landscaping will be developed in conjunction with Placer County, Caltrans, TRPA and local interests to find a solution that is best suited for the project location.

Planting Areas behind the Sidewalks

The locations of possible landscaping areas within the sidewalk area are shown on Exhibit N. These areas will be identified as final design progresses to insure pedestrian and bicycle mobility while adding to the aesthetic character of the Kings beach Commercial Core Area. \$150,000 has been added to the project costs for the landscaping. The final landscaping will be developed in conjunction with Placer County, Caltrans, TRPA and local interests to find a solution that is best suited for the project location.



KINGS BEACH
COMMERCIAL CORE
IMPROVEMENT PROJECT

TYPICAL LANDSCAPING
WITHIN STATE RIGHT OF WAY
ALTERNATIVES 2, 3, 4, & 5

DECEMBER 2006

NO SCALE

LEGEND

AREAS WITHIN STATE RIGHT OF WAY
AVAILABLE FOR LANDSCAPING

AREAS OUTSIDE OF STATE RIGHT OF WAY
AVAILABLE FOR LANDSCAPING

RIGHT OF WAY LINE / PARCEL BOUNDARY

PROPOSED PROJECT (ALT 2 SHOWN)

PROJECT CENTERLINE

RENDERING OF A SIGNALIZED INTERSECTION
AT HWY 28 & COON STREET

RENDERING OF A ROUNDABOUT INTERSECTION
AT HWY 28 & COON STREET